

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		BROWNING RD, ARLINGTON

OWNERSHIP

Owner 1:	COURTNEY MELISSA C & MICHAEL J
Owner 2:	
Owner 3:	
Street 1:	36 BROWNING ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	MULCAHY ROY P -
Owner 2:	FLAHERTY JULIANN M -
Street 1:	36 BROWNING ROAD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,250 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1957, having primarily Vinyl Exterior and 2942 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8250		Sq. Ft.	Site		0	70.	0.81	7									467,249						467,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8250.000	626,800		467,200	1,094,000
Total Card	0.189	626,800		467,200	1,094,000
Total Parcel	0.189	626,800		467,200	1,094,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	371.86	/Parcel:	371.8

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	626,800	0	8,250.	467,300	1,094,100	1,094,100	Year End Roll	12/18/2019
2019	101	FV	434,200	0	8,250.	467,300	901,500	901,500	Year End Roll	1/3/2019
2018	101	FV	434,200	0	8,250.	393,800	828,000	828,000	Year End Roll	12/20/2017
2017	101	FV	434,200	0	8,250.	360,500	794,700	794,700	Year End Roll	1/3/2017
2016	101	FV	434,200	0	8,250.	307,100	741,300	741,300	Year End	1/4/2016
2015	101	FV	417,500	0	8,250.	267,000	684,500	684,500	Year End Roll	12/11/2014
2014	101	FV	417,500	0	8,250.	247,000	664,500	664,500	Year End Roll	12/16/2013
2013	101	FV	417,500	0	8,250.	235,000	652,500	652,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MULCAHY ROY P,	60849-84		12/28/2012		719,000	No	No		
BISHOP WILFRED	36199-116		8/22/2002		440,000	No	No		
	8993-412		1/1/1901			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/18/2014	229	Manual	8,000					
1/2/2013	3	Redo Bat	6,000	C				
6/20/2003	484	Addition	182,000	C		G6	GR FY06	& REMOD KIT & NEW

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	MEAS&NOTICE	BS	Barbara S
6/11/2014	External Ins	PC	PHIL C
5/15/2013	Info Fm Prmt	EMK	Ellen K
3/6/2009	Meas/Inspect	163	PATRIOT
10/29/2008	Measured	163	PATRIOT
6/23/2005	Permit Visit	BR	B Rossignol
12/6/2002	MLS	MM	Mary M
1/5/2000	Meas/Inspect	264	PATRIOT
1/1/1982		GP	
Sign:	VERIFICATION OF VISIT NOT DATA		



USER DEFINED

Prior Id # 1:	121941
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

